

**SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

I. Project Label:

USGS Quad: Ontario

T,R,Section: 1S, 8W, Section 26 (SE ¼)

Thomas Bros: 641/H-2

Planning Area: Montclair Sphere of Influence

OLUD: RS-20M

Improvement Level: IL-1

PROJECT DESCRIPTION:

1. **Project title:** Eduardo Tan (General Plan Amendment W44-111 & Tentative parcel Map 16511)
2. **Lead agency name and address:** San Bernardino County Planning Division (Land Use Services Dept); 385 N. Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182
3. **Contact person and phone number:** Tina Twing, Senior Associate Planner (909) 387-4112
4. **Project location:** Vernon Avenue and Howard Street, northwest corner; within the City of Montclair's Sphere of Influence
5. **Project sponsor's name and address:** EMT Development Corporation, Attn: Eduardo Tan, 2702 S. 10th Avenue, Arcadia, CA 91006
6. **Project consultant's name and address:** Caliland Engineering, Inc.; 1216 South Garfield Avenue, Suite #200, Alhambra, CA 91801
7. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.):

The proposed project is a General Plan Amendment and a Tentative Parcel Map (TPM 16511). The applicant is requesting that the General Plan Land Use District Map for this site be amended from Single Residential – 20,000 square foot minimum parcel size (RS-20M) to Single Residential – 7,200 square foot minimum parcel size (RS), an extension of the RS district to the north.

Through the Tentative Parcel Map application, four parcels on 1.05 acres would be created ranging in size from 10,512 square feet to 11,352 square feet. Two of the proposed parcels will face Howard Street and two will face Vernon Avenue. The project proposes connection to the City of Montclair sanitary sewer system.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The property is 100% disturbed. Currently, the site is improved with a single family residence and detached garage, as well as three sheds of various sizes. The structures are all proposed to be removed. The site has been used as a mini-horse ranch.

The vegetation on site consists of introduced landscaping, grasses and weeds. Some areas are bare soil, due to the recent presence of the horses. There are no regulated plants or trees on the site. The terrain is relatively level with a gentle slope from northeast to southwest. There are no blueline streams, and no unique topographical features. The site is not contained within any hazard overlay.

	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
North	Applegate TR 16215	RS	IL-1
South	Single family rural residential	RS-20M	IL-1
East	Elementary school, single family homes	RS-20M	IL-1
West	Single family residential	RS-20M	IL-1

Other public agencies whose approval is required (e.g., permits, financing approval, or participation is : required: *County of San Bernardino-Public Works Department/Roads, Drainage, Surveyor; Division of Environmental Health Services; Division of Building and Safety; Monte Vista Water District; Montclair Fire Department; City of Montclair.*

Evaluation Format

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant	Less than Significant with Mitigation	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)

4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: (List the impacts requiring analysis within the EIR).

At the end of the analysis, the required mitigation measures(if any)) are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/ Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

- ☒ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been identified and added as conditions of project approval. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

TINA TWING, Project Planner (prepared by)

March 3, 2004
Date

JULIE RYNERSON, AICP, Division Chief

March 9, 2004
Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
I. AESTHETICS — Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check ___ if project is located within the viewshed of any Scenic Route listed in the General Plan):

- I a) The proposed project is not located within a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site that would be affected by the proposed development of the site.
- I b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no native trees, rock outcroppings, or historic buildings on the project site.
- I c) The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the project will be compatible with surrounding residential development. There is already one house under construction on the site.
- I d) The proposed project will not create a significant new source of substantial light or glare which would adversely affect day or nighttime views in the area, because this site is already improved with a single family residence and there are existing single family residences surrounding the site. The recordation of this parcel map will ultimately result in the construction of three additional residences. The addition of three more homes in this area will not create a significant new source of light and glare. The normal conditions of approval will require that all lights be hooded so that they do not shine on adjacent properties or the streets.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

II. AGRICULTURE RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in

assessing impacts on agriculture and farmland. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check __ if project is located in the Important Farmlands Overlay):

- II a) The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are currently no agricultural uses on the site, although the one-acre site has historically been used as a small horse ranch.
- II b) The subject property is designated Single Family Residential- 20,000 square foot minimum parcel size (RS-20M). The proposed General Plan Amendment and Tentative Parcel Map do not conflict with any agricultural land use or Williamson Act land conservation contract.
- II c) The subject property is designated for residential development. The proposed GPA and TPM do not involve changes in the existing environment that, due to their location or nature, could result in conversion of Prime Farmland, to a non-agricultural use, with the exception of the reduction in minimum parcel size from 20,000 square feet (permitting 2 horses) to 10,000 square feet (permitting no horses). The site is adjacent on the north to a residential tract with 10,000+ square foot lots, so the proposal is a logical extension of the land use district to the north. The conversion of one acre of land from "horse" property to urban residential land uses is indicative of the transitional nature of the area. Commercial uses, multi-family uses and urban residential uses are encroaching from the north and west. The area is no longer suitable for large, rural, agricultural uses and has been transitioning to urban uses for some time.

Therefore, no impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
III. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (discuss conformity with the South Coast Air Quality Management Plan, if applicable):

- III a) The project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan, because the proposed project will result in the subdivision of a 1.05-acre parcel into four, 10,000 square foot parcels, and ultimately, in the construction of four new homes; thus, the project does not exceed the thresholds established for air quality concerns as set forth in the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District (SCAQMD).
- III b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation because the proposed project does not exceed established thresholds of concern as established by the District. Construction-related activities could result in short-term fugitive dust impacts. The erosion and sediment control plan normally required by Building and Safety will be sufficient to insure that no significant construction-related impacts will result.
- III c) The project will not result in a cumulatively considerable, net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed project does not exceed established thresholds of concern. No significant impact is anticipated and mitigation is not required.
- III d) The project will not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants that will result from the implementation of this project. No significant impact is anticipated and mitigation is not required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES — Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if project is located in the Biological Resources Overlay _ or contains habitat for any species listed in the California Natural Diversity Database _):

- IV a) This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans,

policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the project site is a previously graded and developed lot that has no such biological resources identified on the site.

- IV b) This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service because the project site is a previously graded and developed lot that has no such biological resources, riparian habitat, or sensitive natural community identified on site.
- IV c) This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified, protected wetland.
- IV d) This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site. The site is urban-impacted.
- IV e) This project will not conflict with any local policies or ordinances protecting biological resources, as the site has been previously disturbed and there are no identified biological resources that are subject to such regulation.
- IV f) This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
V. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if the project is located in the Cultural _ or Paleontologic _ Resources overlays or cite results of cultural resource review):

- V a) This project will not cause a substantial adverse change in the significance of a historical resource, because there are no such resources identified on the site.
- V b) This project will not cause a substantial adverse change to an archaeological resource, because there are no such resources identified on the site.
- V c) This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no such resources have been identified on the site.
- V d) - This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. If any human remains are discovered during construction of this project, the developer is required to contact the County Coroner and County Museum for determination of appropriate mitigation measures, and a Native American representative, if the remains are determined to be of Native American origin.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
VI. GEOLOGY AND SOILS — Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems				

where sewers are not available for the disposal of waste water?

☐ ☐ ☐ ☒

SUBSTANTIATION (check _ if project is located in the Geologic Hazards Overlay District):

VI a (i-iv) Although this site is not located within an Alquist-Priolo Special Studies Zone, designated by the State of California, the site could be subject to severe groundshaking in the event of a major earthquake. Construction will be required to conform to the standards set forth in the Uniform Building Code. These standards are intended to allow a building to remain standing long enough to allow inhabitants to evacuate. However, these standards will not necessarily prevent damage to structures that may, in some cases, be severe enough to ultimately result in the demolition of the structure after an earthquake. The site is not in an area with the potential for dam inundation. Significant impacts are not anticipated and mitigation beyond the normal conditions of approval is not required.

VI b) – The project will not result in substantial soil erosion or the loss of topsoil due to the small size and scope of the project. Erosion control plans will be required to be submitted, approved and implemented as part of the normal building permit process. No significant impacts are anticipated and mitigation beyond the normal conditions of approval is not required..

VI c) – The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. No significant impact is anticipated and mitigation beyond the normal conditions of approval is not required.

VI d) There is an absence of expansive clay soils. Thus, the project site is not located in an area which has been identified by the County Building and Safety Geologist as having the potential for expansive soils. No significant impact is anticipated and mitigation is not required.

VI e) The project has soils capable of supporting septic tanks; however, the project will be served by connection to the City of Montclair's sanitary sewer system.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially
Significant
Impact

Less than
Significant with
Mitigation Incorp.

Less than
Significant
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No
Impact

VII. HAZARDS AND HAZARDOUS MATERIALS —

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

☐ ☐ ☐ ☒

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☐ ☐ ☒

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

- | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>
Potentially
Significant
Impact | <input type="checkbox"/>
Less than
Significant with
Mitigation Incorp. | <input type="checkbox"/>
Less than
Significant
Impact | <input checked="" type="checkbox"/>
No
Impact |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- VII a) The project is the subdivision of a 1.05-acre parcel into four, smaller parcels with the ultimate outcome being the construction of four new homes. Hazardous and/or toxic materials, other than normal household cleaning products and lawn fertilizers, are not normally associated with single family residential land uses.
- VII b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because no hazardous or toxic chemicals would reasonably be expected to occur on site with the exception of normal, household cleaning products and lawn fertilizers.
- VII c) The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than one-quarter mile away from the project site.
- VII d) The project site is not included on a list of hazardous materials sites.
- VII e) The project site is not within the vicinity or approach/departure flight path of a public airport.
- VII f) The project site is not within the vicinity or approach/departure flight path of a private airstrip.

- VII g) The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because there is no adopted evacuation plan for this area.
- VII h) There are no wildlands immediately adjacent to this site and the site is not located within a Fire Safety Review Overlay. No significant impacts are anticipated and mitigation, beyond the normal conditions of approval, is not required.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned Stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation				

map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

VIII a,b) Water service to the site will be provided by the Monte Vista Water District. The project will be connected to the City of Montclair's sanitary sewer. No significant impact is anticipated and mitigation, beyond the normal conditions of approval, is not required.

VIII c,d) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river and the property owner will be required to submit and implement an erosion control plan at the time the site is developed. The construction of the Applegate Tract to the north solved many of the surface run-off drainage issues that existed prior to the tract.

The preliminary drainage study prepared for the project indicates that the on-site drainage contributory from the property's northeast corner to the southwest corner flows into Howard Street, where it drains westward. Stormwater on Vernon Avenue drains from north to south. Each proposed parcel will have its own stormwater drainage design. A 12' x 12' catch basin on each lot will collect the Stormwater and drain into the street gutters via PVC connecting from the catch basin to the curb face. The building pad elevations will be designed to be the same or higher than the high-point elevation of each lot to prevent stormwater from entering the building pad. The report concludes that no natural drainage course will be disrupted.

No significant impact is anticipated and mitigation, beyond the normal conditions of approval, is not required.

VIII e) The project will not create nor contribute runoff water that would exceed the capacity of existing or planned Stormwater drainage systems or provide substantial additional sources of polluted runoff, because County Public Works has reviewed the proposed project drainage and has determined that the proposed systems are adequate to handle anticipated flows. There will be adequate capacity in the local and regional drainage systems so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of stormwater flows originating from or altered by the project, especially due to the small size and scope of this project. The preliminary drainage study estimates that there will be only a 5-10% increase in run-off post-development. This estimate takes into consideration the increased time of concentration and the impervious surfaces that will result from implementation of the project.

- VIII f) – The project will not otherwise substantially degrade water quality because appropriate measures relating to water quality protection, including erosion control measures will be required as normal conditions at the time the site is developed. The site will be connected to the City of Montclair's sanitary sewer, so that the use of septic systems will not be required. Any surface water containing any contaminants normally used in residential areas will be able to percolate and cleansed prior to reaching groundwater.
- VIII g) The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project site is not located in a designated 100-year flood hazard area.
- VIII h) The project will not place structures within a 100-year flood hazard area that would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area.
- VIII i) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam because such structures are not located within the vicinity of the project site
- VIII j) The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project site is not within the vicinity of any large body of water.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation beyond the normal conditions of approval are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
IX. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION: The site is designated Single-Family Residential, 20,000 square foot minimum parcel size (RS-20M). The proposed Tentative Parcel Map is not consistent with this Land Use District in that the project will result in the creation of four parcels that will be less than 20,000 square feet in size. Therefore, a General Plan Amendment is required. The GPA application has been filed concurrently with the Tentative Parcel Map. The applicant is requesting that the General Plan Land Use District Map be amended from RS-20M to RS, allowing parcels of 7,200 square feet in size. The applicant is proposing parcels of 10,000+ square feet.

- IX a) The project will not physically divide an established community, because the project is a logical and orderly extension of the land uses and land use district to the north of the site. The site is urban-impacted with commercial and urban residential land uses on the north and west. The area is in transition and no longer suitable for large lot development or rural residential land uses.

- IX b) The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because, while the project is not currently consistent with the permitted land uses of the RS Land Use District, a General Plan Amendment is being proposed concurrently. If the General Plan Amendment is not adopted by the Board of Supervisors, the project's Tentative Parcel Map cannot be approved.
- IX c) The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchase as mitigation for the proposed project.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
X. MINERAL RESOURCES — Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check _ if project is located within the Mineral Resource Zone Overlay):

- X a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay.
- X b) The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site.

Therefore, no impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
XI. NOISE — Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------|---------------------------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Potentially
Significant
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Significant with
Mitigation Incorp. | Less than
Significant
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Impact |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if the project is located in the Noise Hazard Overlay District ____ or is subject to severe noise levels according to the General Plan Noise Element __):

- XI a) The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because approval of a Tentative Parcel Map in and of itself will not result in the creation of any noise. Ultimately, there could be four new homes built on the two proposed parcels and short-term construction noise could result. This is not expected to be a significant impact and mitigation, beyond the normal Building and Safety construction standards, is not necessary.
- XI b)– The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project is a Tentative Parcel Map and no vibration exceeding County standards is anticipated to be generated by the construction of four new homes.
- XI c)– The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, because the resulting uses will be residential and will be associated with the normal noise levels found in residential neighborhoods.
- XI d) The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project with the exception of short-term construction related noises that are not anticipated to be significant.
- XI e) The project is not located within an airport land use plan area or within 2 miles of a public/public use airport.
- XI f) The project is not within the vicinity of a private airstrip.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
XII. POPULATION AND HOUSING — Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- XII a) The project will not induce substantial population growth in an area either directly or indirectly because the project will only introduce three additional residences to the area. The scope of the project is too small to create a significant impact on population growth.
- XII b) The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because only one residential structure is proposed to be demolished as a result of this proposal. The project, at full buildout, will replace this older residence with a new residence and will add three more residences to the site.
- XII c) The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere, because the project is too small in scope to create a significant impact in this area.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
XIII. PUBLIC SERVICES —				

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- XIII a) The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. Construction of the project will increase property tax revenues to provide a source of funding that will partially offset any increases in the anticipated demands for public services generated by this project. The project is an urban infill development and will be served by existing public utilities in the area. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
XIV. RECREATION —				

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- XIV a) This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the project will generate only three new residential units and the impacts generated by the residents of this project will be minimal. In addition, the quarter-acre lot sizes will provide ample back yard space in which children can play.
- XIV b) This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, because the size of project proposed will not result in a significant increase in demand for recreational facilities.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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XV. TRANSPORTATION/TRAFFIC — Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the

street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- XV a) The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system, because the project will not significantly increase traffic levels in the area due to the size and scope of the project.
- XV b) The project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the county congestion management agency for designated roads or highways, because County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and has determined that a traffic study is not required.
- XV c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes that would result from the construction of three additional homes.
- XV d) The project will not substantially increase hazards due to a design feature or incompatible uses, because the project will take access from Howard Street and Vernon Avenue, both existing and maintained roadways. There are no incompatible uses proposed by the project that will impact surrounding land uses.
- XV e) The project will not result in inadequate emergency access, because each parcel will have direct access to a County-maintained roadway.

- XV f) The project will not result in inadequate parking capacity, because the proposed parcels are adequate in size to accommodate the required parking on site.
- XV g) The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the project is a residential development and, as such, not subject to such requirements.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

XVI. UTILITIES AND SERVICE SYSTEMS —

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- XVI a) The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, as determined by County Public Health/Environmental Health Services because the project will be required to connect to the City of Montclair's sanitary sewer system.
- XVI b) The proposed project will not require, nor result in the construction of, new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system for the proposed use.
- XVI c) The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects, as County Public Works has determined that there is sufficient capacity in the existing storm water system to absorb any additional stormwater drainage caused by the project. A Preliminary Drainage Study was submitted to the Land Development Division. The Drainage Section reviewed the preliminary study and has required that a hydrology study be completed prior to recordation of the parcel map, to determine the appropriate conditions of approval to address any increase in stormwater run-off from the site.
- XVI d) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as the local water purveyor (Monte Vista Water District) has given assurance of such water service.
- XVI e) The proposed project has a determination from the City of Montclair serving the project that it has adequate capacity to serve the projected demand for the project in addition to the provider's existing commitments. The project site lies outside the service boundaries of the City of Montclair sewer system, so an application to permit expansion of the boundaries to this project is being processed through LAFCO.
- XVI f) The Milliken Landfill closed on December 7, 1999. The waste stream from this area has been redirected either out of the County or to one of the remaining valley landfills: Mid-Valley, Colton or San Timoteo. The Mid-Valley Landfill does have the capacity to absorb this incremental trash increase. On-going expansion at the Mid-Valley Landfill will ensure that there is adequate capacity to serve all County needs for the next 25-40 years. The problem of waste disposal is a regional one beyond the capacity of one project to cure.
- XVI g) The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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VII. MANDATORY FINDINGS OF SIGNIFICANCE—

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important

examples of the major periods of California history or prehistory? ☐ ☐ ☐ ☒

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? ☐ ☐ ☐ ☒

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☐ ☒

SUBSTANTIATION:

XVII a) The project does not have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. There are no rare or endangered species or other species of plants or animals or habitat identified as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site.

XVII b) The project does not have impacts that are individually limited, but cumulatively considerable. The existing infrastructure that is sufficient for the project's planned uses.

XVII c) The project will not have environmental effects that will cause substantial adverse impacts on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

Only minor increases in traffic, emissions and noise will be created by implementation of the proposed project. These potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse affects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval. No mitigation beyond the normal conditions of approval is required.

XVIII. MITIGATION MEASURES

(Any mitigation measures which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

None

REFERENCES (List author or agency, date, title)

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Water Resources, Bulletin #118 (Critical Regional Aquifers), 1975.

CEQA Guidelines

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995

County of San Bernardino Development Code, 1998

County of San Bernardino General Plan, adopted 1989, revised 1998

County of San Bernardino Hazard Overlay Maps

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

County Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 1989

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

Preliminary Drainage Study, prepared by Caliland Engineering, Inc., dated February 24, 2004